

**GOVERNMENT OF TELANGANA  
ABSTRACT**

Housing Department –**Telangana Rajiv Swagruha Corporation Limited** –  
Allotment of finished & semi-finished flats in Bandlaguda and Pocharam projects  
constructed by TRSCL to the Government employees - Orders - Issued.

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HOUSING (VIG.CELL) DEPARTMENT

G.O.Rt.No.201

Dated:21.12.2016.  
Read the following:

1. G.O.Ms.No.8, Housing (HB.I) Department , dt. 17.03.2007.
2. G.O.Ms.No.18, Housing (HB.I) Department , dt. 06.07.2007.
3. G.O.Ms.No.11, Housing (HB.I) Department , dt. 22.06.2013.
4. Representation from the President, Telangana Non-Gazetted Officer's Union Central, Hyderabad, dated: .08.2014 received through Chief Secretary Peshi No.10106/CSP/2014.
5. Note from the Prl. Secy. To C.M., CMO Ref.No.154/Prl SCM/2014, Dated:31.10.2014 addressed to Chief Secretary to Govt., Telangana.
6. From the MD., APRSCL (TS)Lr.No.2397/TRSCL/Flats/Allotment/TNGO's /2014, dated:05.11.2014 and 18.11.2014.
7. Minutes of the Meeting held by Hon'ble C.M. on Rajiv Swagruha Housing Programme on 31.01.2015.
8. Minutes of the High Power Committee meeting held by C.S.to Govt., on 29-08-2016 on Bandlaguda and pocharam projects of Telangana Rajiv Swagruha Corporation Limited, Hyderabad.
9. From the MD., TRSCL No.136/HR(W)/TRSCL/2015, Dt:19-09-2016.

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**ORDER:**

Government considering the need of providing affordable housing to the Urban Middle Class in the State has announced a Housing Programme by name 'Rajiv Swagruha' and accordingly vide reference 2<sup>nd</sup> read above, incorporated a Government Company in the name of Andhra Pradesh Rajiv Swagruha Corporation Limited (APRSCL) under the Companies Act, 1956, to implement the housing scheme. Accordingly, the new Housing programme 'Rajiv Swagruha' was launched in all Municipalities and Municipal Corporations in the State. The Corporation had ambitiously planned for 32 projects, consisting of about 46,565 units to construct about 4 crore sq.ft., with an estimated cost of about Rs. 8,504 crores.

2. In Hyderabad, Rajiv Swagruha Corporation Limited had taken up prestigious projects at Bandlaguda and Pocharam. The Bandlaguda Project is located just 2kms from Nagole X roads, 0.5 kms from Bandlaguda Bus Depot and 3 kms from Metro Railway station. In Bandlaguda Project, 316 finished and 1929 semi-finished flats available with all infrastructure facilities for sale. In Pocharam Project, 969 finished and 505 semi-finished flats available with all infrastructure facilities for sale. The MD., TRSCL has finalized the average sq.ft, rate Rs.2500/- for Bandlaguda Project and Rs.1909/- for Pocharam Projects.

3. The President, Telangana Non-Gazetted Officer's Union Central, Hyderabad vide reference 4<sup>th</sup> read above, has requested the Government to allot the residential apartments of Rajiv Swagruha in Hyderabad to the employees on installment basis.

4. High Power Committee chaired by Chief Secretary to Govt. has conducted a series of meetings for fixation of price for Bandlaguda and Pocharam Projects. As desired by the Hon'ble Chief Minister, during the review meeting held on 14.08.2016, to sell the unsold flats to Govt. Employees, the Hon'ble Minister for Housing has conducted a meeting with recognized Telangana Employees Associations. After due deliberations, the cost of fully finished flats fixed at Rs.1900/- per sq.ft. In Bandlaguda and Rs.1700/- sq.ft in Pocharam. The cost of semi finished flats can be Rs.200/- sq.ft less than that of finished flats.

(P.T.O.)

5. Keeping in view the recommendations of High Power Committee and the employees welfare, Government hereby fix the price and decided to allot the finished and semi-finished flats at Bandlaguda, Pocharam Projects to the Government employees with the following guidelines:

- (i) The State Govt. Employees should be given first preference to purchase the flats on **First come First Served basis**, block wise, with in 2 months' time frame.
- (ii) The offer price for finished flats shall be Rs.1900/- per Sft at Bandlaguda and Rs.1700/- per Sft at Pocharam. For semi - finished flats, the offer price shall be Rs.1700/- per Sft at Bandlaguda and Rs.1500/- per Sft at Pocharam.
- (iii) The second preference shall be given to the employees of state/ Central PSUs/Boards/Universities/Societies at the same rates.
- (iv) Managing Director, TRSCL to discuss with the bankers to provide financial assistance/ housing loans to the employees for purchase of flats. The cost of flats will be paid to TRSCL from the loan provided by the bank to the employees which would be recovered as monthly installments from their salaries. Amount collected from sale of flats shall be used to clear the liabilities of the Corporation.
- (v) After the above options are exhausted, the committee wanted to explore the possibility of auctioning the leftover land, where semi-finished / unoccupied flats exist.

6. The implementation shall be reviewed by the Cabinet Sub Committee from time to time.

7. The Managing Director, Telangana Rajiv Swagruha Corporation Limited, Hyderabad is requested to take necessary further action accordingly in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**CHITRA RAMCHANDRAN**  
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To  
The Managing Director,  
Telangana Rajiv Swagruha Corporation Limited, Hyderabad.

Copy to:-  
The Ps to Additional Secretary to Hon'ble Chief Minister.  
The P.S. to Chief Secretary to Government, Telangana.  
The PS to Hon'ble Minister (Housing).  
The President,  
Telangana Non-Gazetted Officers Central Union,  
Telangana Bhavan, Mukarramjahi Road,  
Nampally, Hyderabad – 500 001.

SF/SC.

**//FORWARDED :: BY ORDER//**

**SECTION OFFICER**